

THE REAL ESTATE MARKET.

SALE OF THE VARIAN ESTATE OF 350 LOTS IN THE BRONX.

Ex-Chief of Police Thomas Byrnes Sells His House in Fifty-eighth St.—Lot in Riverside Drive Secured by the Century Realty Co. to Square a Site.

Trading in vacant land was the principal feature of yesterday's brokerage business. The activity in unimproved realty was widely distributed. It was supported mainly by operators, although a fair number of sites were bought by builders for immediate improvement. The most notable transaction was a sale of the Varian estate of 350 lots at Van Cortlandt Park, near the terminus of the proposed Jerome avenue rapid transit line. The property was purchased by the Hudson Realty Company for resale in small plots. It had been in the Varian family since 1872. The dealing in improved realty was confined chiefly to the ordinary run of flats, tenements and dwellings. Perhaps a majority of the dwellings were secured by operators, with a view to being replaced with multi-family houses.

Private Sales.

MOSHOLU PARKWAY—The Hudson Realty Company has bought from Michael Varian, Isaac Varian, Jessie H. Varian and Martha Lefferty, executors of Michael Varian, three plots of land in the Bronx, between Mosholu Parkway, 20th street and Woodlawn Avenue, to within 500 feet of Jerome Avenue, and the entrance to Van Cortlandt Park, containing 350 lots. The new Jerome Avenue will extend from Van Cortlandt Park at Jerome Avenue to Bronx Park and will be 100 feet wide. Work is not in progress. The entire plot is 1,000 feet wide. Bronx Gardens and Museum is a short distance from the property. The land had been in the Varian family since 1872, when it was received by the Reformist Dutch Church. The Varian family originally owned also the greater part of the property adjacent to it with about Thirty-fourth Street. Michael Varian was one of the early Mayors of New York. The proposed extension of the subway along Jerome Avenue will be at a short distance from The Bronx tract. William H. Varian was the broker in the sale.

TWENTY-FIFTH STREET—Andrew F. Gilley has sold for the heirs of Jane H. Cowherd, 100-125 E. Twenty-fifth street, a five-story and basement house, on lot 25x59.8.

RIVERSIDE DRIVE—The Century Realty Company has bought from Mr. George Schellfie a L-shaped plot surrounding the northeast corner of Riverside Drive and Ninety-second street, with a frontage of 100 feet on Riverside Drive and 25.5 feet on Riverside Drive. The company owns the corner plot, 36x50, which directly adjoins the parcel purchased from Mr. Schellfie, thus merging the two holdings, thus merged give the company a corner plot almost rectangular in shape, 61.5 feet on Riverside Drive and 50 feet on Ninety-second street. Slawson & Hobbs were the brokers.

MORRIS PARK AVENUE—James J. Etchingham has sold for James O'Brien to John J. Etchingham Jr., the vacant lot, 26x100, on the east side of Morris Park Avenue, 15 feet north of Garfield street.

SECOND AVENUE—Charles Hibson & Co. have sold for Andrew S. Frazer the four-story building at No. 741 Second Avenue, on lot 24x510.

AMSTERDAM AVENUE—Pooyer & Co. have sold the five story double flat, with stores, on lot 100-110, on No. 1451 Amsterdam Avenue, to Mrs. Anna F. Koeble, for \$10,000.

FULTON AVENUE—Frankenthaler & Sappinsky report the purchase by their clients, Louis & Sam Goldstein, of a plot, 75x122 irregular, on the west side of Fulton Avenue, 80 feet north of 17th street.

WALES AVENUE—George Carroll & Co. have sold for a client of Morris H. Hayman the plot, 100x120, on W. 16th street, between St. Mary's street, a plot 161x102, to a client for improvement.

BROADWAY—E. Zittel and J. M. Fallon have sold the plot, 100x120, on W. 16th street, on the west side of Broadway 50 feet north of Emerson street.

AVENUE A—B. Anthony F. Koebel has bought the plot from Charles H. Hirsch, among the block front on the east side of Avenue B, between Seventeenth and Eighteenth streets, a plot 18x40, with old buildings.

NICHOLAS PLACE—John W. Hirschbaum has sold the plot of twelve lots on the west side of Nicholas place, through Emerson street, 61 feet south of Prescott Avenue.

SEVENTY-SIXTH STREET—Slawson & Hobbs have sold for Frank C. Hallin & Son, No. 40 West Seventy-sixth street, a four-story high stoop dwelling, on lot 21x102.

NINETY-NINTH STREET—Slawson & Hobbs have sold for Frank C. Hallin & Son, No. 40 on the south side of Ninety-ninth street, 100 feet west of West End avenue.

FIFTY-EIGHTH STREET—Ex-Chief of Police John P. Kelly has sold No. 158 West Fifty-eighth street, a four story dwelling, on lot 20x100.5, to Dr. Lewis A. Coffin, who will occupy the house.

BROADWAY—E. Bacon has bought the plot, 100x120, on the west side of Broadway 50 feet east of Emerson street.

VERMILLY AVENUE—Paul Halpin has sold to Dr. E. H. Rogers the plot, 150x150, on the west side of Vermilly Avenue, 100 feet north of Hawthorne street.

123D STREET—Lionel Froehlich has sold for Louis Shafer, No. 36 West 123d street, a three story frame dwelling, on lot 18x59.11.

126TH STREET—W. & P. Peterson have bought the plot, 100x120, on the north side of 126th street, three story dwellings, on plot 48x100.11.

100TH STREET—Lowenfeld & Prager have bought the plot, 80x100.11, on the north side of 100th street, 220 feet east of Second Avenue.

FIFTH AVENUE—The Metropolitan Museum of Art has sold the plot, 125x100.11, at the south corner of 100th street and Fifth avenue, to W. & P. Peterson, who will resell it to the Mount Sinai Hospital, which resold it to the Mount Sinai Hospital, which occupies the block to the north.

NAGLE AVENUE—The triangular plot, about 200x100.15, at the junction of Nagle and Hill streets, has been sold by Bros. to the New York Bankers' Realty Corporation.

FIFTH AVENUE—Lowenfeld & Prager have sold to J. Weintraub the plot, 100x100, corner of Fifth Avenue and 11th street, a plot 40x100. The buyer will erect a six-story apartment house.

184TH STREET—P. Ottendorfer has sold to W. & P. Peterson the plot, 60x100, on the north side of 184th street, 116 feet east of Broadway. G. Breitzel & Son were the brokers.

123TH STREET—Oak & Edelson have bought No. 34 to 38 East 123d street, three two-story dwellings, on plot 75x100.11.

HAWTHORNE STREET—J. Romaine Brown has sold the lot, 26x100, on the north side of Hawthorne street, 100 feet west of Broadway.

EIGHTY-THIRD STREET—Williams & Grodansky have bought Nos. 285 to 295 East Eighty-third street, three stoop dwellings, on plot 40x100.5.

THIRTY-SIXTH STREET—John P. Kirwan has sold for Hugh J. Grant the two five-story flats Nos. 285 and 287 West Thirty-sixth street, to the Mount Sinai Hospital, which resold it to the Mount Sinai Hospital, which occupies the block to the north.

NINTH AVENUE—Mandelman & Lewine have bought Nos. 128 and 131 Ninth Avenue, northwest corner of Eighteenth street, old buildings, on plot 40x100, and 107 West Eighteenth street, 100x100.11.

FOURTEENTH STREET—Abram Bachrach has bought No. 540 East Fourteenth street, a five-story tenement, on lot 25x105.

FIFTY-FIRST STREET—Louis Happart has sold to W. & P. Peterson the plot, 100x100, East Fifty-first street, two six story new law buildings, on plot 48x100.5.

EVELYN PLACE—G. Carlucci & Co. have bought from Otto J. Moes, No. 36 Evelyn place, next to the corner of Davidson Avenue, a frame dwelling, on lot 25x100.

ROBBINS AVENUE—The Cohen-Baer-Myers-Aronson Company has sold Harry Mata the two plots on Robbins Avenue which he bought last week, at the southwest corner of 120th street and the northwest corner of 121st street, respectively.

BEST STREET—The Cohen-Baer-Myers-Aronson Company has sold to Louis V. Freund eight lots on the south side of Best street, 96 feet east of Prospect Avenue.

161ST STREET—Sol H. Karp has bought the block front on the south side of 161st street, between St. Ann's and Crimmins avenues, a plot fronting 250 feet on the street, 100x100, on the south side of Crimmins Avenue, and 235 feet on Crimmins Avenue and 161st street.

BROOK AVENUE—Sol L. Karp has bought from the McGuire estate four lots on the east side of Brook Avenue, 100 feet south of 141st street.

FULTON AVENUE—Lockwood & Osman have bought the plot, 75x122 irregular, on the west side of Fulton Avenue, 80 feet north of 17th street.

Miscellaneous.

Particulars of a sale of Goerwitz's restaurant at 190 Third Avenue and 163 East Seven-

teenth street to William Allaire, through H. von Keller, will be found elsewhere.

Yesterday's Auction Sales.

SALE OF THE VARIAN ESTATE OF 350 LOTS IN THE BRONX.

Ex-Chief of Police Thomas Byrnes Sells His House in Fifty-eighth St.—Lot in Riverside Drive Secured by the Century Realty Co. to Square a Site.

Trading in vacant land was the principal feature of yesterday's brokerage business. The activity in unimproved realty was widely distributed. It was supported mainly by operators, although a fair number of sites were bought by builders for immediate improvement. The most notable transaction was a sale of the Varian estate of 350 lots at Van Cortlandt Park, near the terminus of the proposed Jerome Avenue rapid transit line. The property was purchased by the Hudson Realty Company for resale in small plots. It had been in the Varian family since 1872. The dealing in improved realty was confined chiefly to the ordinary run of flats, tenements and dwellings. Perhaps a majority of the dwellings were secured by operators, with a view to being replaced with multi-family houses.

BY D. J. INGRAM & CO.

Tenth Street, No. 100, south side, 175 feet long, 100x100, a two-story brick loft and store building; R. H. Simons and another vs. Nathan Feldman, et al.; due on account, \$10,000, subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

First Street, 100x100, corner of Fourth Street, 100x100. Value \$1,000. vs. J. A. Murphy et al.; partition to F. M. Hill.

Second Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 1; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Third Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 2; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 3; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 4; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 5; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 6; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 7; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 8; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 9; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 10; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 11; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 12; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 13; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 14; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 15; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 16; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 17; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 18; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 19; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 20; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 21; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 22; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 17x24x10.5 brick two-story frame dwelling; action 23; date of sale, Nov. 10, 1904; subject to taxes, etc. \$100, to be paid to plaintiff for \$12,000, to the plaintiff.

Fourth Street, No. 100, south side, 90x100 feet west of Hughes Avenue, 1